

BELLA VISTA NEIGHBORS ASSOCIATION

P.O. Box 63955, Philadelphia, PA 19147
(215) 627-0057

www.bellavistaneighbors.org

Bella Vista Neighbors Association, formerly known as Bella Vista Town Watch, is an independent non-profit neighborhood organization. Our goal is to improve the quality of life for all residents of Bella Vista.

Hon. Frank DiCicco
Chair, Philadelphia Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

August 4, 2019

Re: RCO Meeting Summary Form
ZBA Calendar No. 37245, Zoning Application No. 959546
929 Hall St. / ZBA hearing date: August 7, 2019, 9:30 am
Applicant: Toner Architecture, Inc.

Dear Mr. DiCiccio:

Below is a summary of our public community meeting held regarding the above referenced zoning application.

Position: Not opposed (with dimensional & other conditions agreed by applicant)
Dates of Meeting: July 9, 2019
Location of Meeting: Palumbo Recreation Center, 10th & Fitzwater Streets.
Participating RCO: Bella Vista Neighbors Association (BVNA) Zoning Committee
Number of Attendees: Approximately 26 excluding zoning committee members

Reason for Position:

The applicant's current structure is a small "trinity style" home situated upon an extremely small lot measuring 16' X 24' -5". The applicant seeks to raze an existing one-story rear structure and replace it with a three-story addition (to a lesser depth), with a deck to be located above the 2nd floor roof with an exterior spiral stairs to access a roof deck above the 3rd floor roof level. The application has been refused for minimum rear yard setback, where 7' is required and 3'-4" has been proposed, and where a roof top deck is required to be set back 5' from the front façade plane, and where 0 feet is proposed. BVNA notes an obvious hardship due to the diminutive size of the lot, and its shallow dimensions in particular that make it difficult to maximize the space and utility of the dwelling. The proposed plans and bulk of the structure are also not inconsistent with the immediate neighborhood. No immediate neighbors attended the meeting.

Attendees from the general Bella Vista area and members of the Committee raised concerns that the lack of a front deck parapet setback limited the light available upon the narrow Hall Street and could pose a potential safety hazard with respect to items that could drop off the deck and parapet railing to the sidewalk. A number of potential options for mitigating these concerns were discussed including setting the front deck railing back 2' from the facade plane. It was also suggested that the railings at the front and rear be of an open baluster nature, rather than as a solid parapet wall, so as to allow more light to reach the street and rear yard areas. The Committee has since learned that the plans have been revised to include a 2' front deck setback, as well as open railings at the front and rear.

At the meeting, eight (8) neighbors voted in opposition to the plans as presented, but ten (10) neighbors expressed support for the revised design as discussed. Two (2) Committee members were not opposed to the plans as proposed or revised while five (5) Committee members would oppose the proposal as submitted, but would not oppose the revised design. **Therefore, the Committee is not opposed to the design as amended (drawing Z-1, dated 7-31-19), including a 2' front setback and open baluster type railings at the front and rear of the roof deck.** As always, we thank you for considering our report of the meeting discussion, and of our opinion in the matter.

Respectfully submitted,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, Applicant: ian@tonerarch.com, adambasner@gmail.com.
encl: Zoning Meeting Agenda Poster, Zoning Meeting Sign-in Sheets

RCO Meeting Summary Form to Zoning Board of Adjustment (ZBA)

Bella Vista Neighbors Association Zoning Committee

PO Box 63955
Philadelphia, PA 19147

August 4, 2019

Hon. Frank DiCicco
Chair, Zoning Board of Adjustment
One Parkway Building, 1515 Arch Street, 18th Floor
Philadelphia, PA 19102

Re: RCO Meeting Summary Form

Appeal No. 37245
Zoning Application No. 959546
929 Hall Street
August 7, 2019, 9:30 am

Dear Mr. DiCicco:

Below is summary of a public community meeting held regarding the above-referenced zoning application.

Final Position Taken by Coordinating RCO is one of:

Support

Oppose

X Non-Opposition (with dimensional and other conditions as agreed by applicant)

Did not reach agreement on the application

Vote Counts:

	RCO Board/ Committee: (7-9-19)	Non- flyered Attendees: (7-9-19)	Immediate neighbors: (flyered within 250') (7-9-19)
<i>Support</i>			
<i>Oppose</i>	5	8	N/A
<i>Non-Opposition</i>	2	0	N/A
*Oppose	0	0	N/A
*Non-Opposition	7	10	N/A

***VOTE TAKEN AFTER DIMENSIONAL & OTHER CONDITIONS AGREED BY APPLICANT**

Date of Meeting: July 9, 2019

Location of Meeting: Palumbo Recreation Center, NEC 10th & Fitzwater Streets.

Participating RCO: Bella Vista Neighbors Association Zoning Committee (BVNA)

Total Number of Attendees: Approximately 26 (7-9-19) excluding zoning committee members

Letter with Explanation of/Rationale for Position Attached.

Sincerely,

Bella Vista Neighbors Association, Inc.



By: _____

Lawrence Weintraub AIA
Co-Chair, BVNA Zoning Committee

cc: The Hon. Mark Squilla c/o (Marie.Beren@phila.gov), BVNA Zoning Committee, rco.notification@phila.gov,
ZBA: Kariyma.Quintana@phila.gov, Applicant: ian@tonerarch.com, adambasner@gmail.com.